

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine 828-4966

Project Name: School Board of Broward County/The
Village of Sailboat Bend

Case #: 69-R-02

Date: June 25, 2002

Comments:

No Comments.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: School Board of Broward Co.
The Village of Sailboat Bend
1320 S.W. 4 Street

Case #: 69-R-02

Date: June 25, 2002

Comments :

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. The engineer's paving, grading, and drainage plan shall show sufficient conformance with criteria prior to receiving final DRC authorization. Existing and proposed elevations shall be prepared from a recent topographic survey and adequately demonstrate on site water retention, off site stormwater management, consisting of sufficient regrading of swales or new underground facilities for the adequate management of surface water run-off in accordance with Section 47-25.2 of the ULDR.
3. The Florida Department of Environmental Protection (FDEP) is in the process of initiating a storm water construction permit program requirement modification for sites which have an area of one (1) acre or more and result in any discharge off site as described in Form FAC 62-621.300(4)(b) Notice of Intent to use Generic Permit for Storm water Discharge from Construction Activities that Disturb Five or more Acres of Land. Please provide a letter from FDEP prior to final DRC authorization to address whether an NOI is anticipated for this project, for year 2003. Provide a site boundary and topographical survey as required in the minimum DRC application criteria.
4. Provide any written conditions of approval for all vacations of right of way or easements required for development as assigned by the Property & Right of Way Committee prior to requesting authorization to proceed for Planning & Zoning Board Review.

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5. Discuss proposed site plan with Jamie Hart and Chuck Adams in Marine Facilities. Verify impacts caused to their operations by this site and resolve them effectively prior to requesting final DRC authorization.
6. The City staff and City's traffic consultant shall review and authorize this site plan and related traffic and parking reduction studies prior to authorization to proceed to Planning & Zoning Board.
7. The City's subdivision regulations (Section 47-24.5) requires 60 ft. of right of way for high density residential streets. Please review all boundaries and access to this development and provide the minimum width as required from centerline to fulfill this owner's portion of the requirement. The critical roadways under considered are S.W. 2 Court since S.W. 14 Avenue already has a 60 ft. width.
8. S.W. 14 Avenue ends with less than the required seventy (70) foot cul-de-sac for turn around purposes. In the event roadways in this development are closed (for traffic, crime, or other plausible reasons) the Department requests that a dedication of this minimum diameter occur to preserve the public interest in required access and circulation.
9. Please verify impacts to properties which have parallel parking along their frontage. While these spaces work satisfactorily toward satisfying the demand deficit for this site, they may hinder future use of surrounding property.
10. The drainage piping under roads internal to this development are to be constructed of HDPE. If City is to maintain these facilities we will require RCP.
11. All engineering related utility construction involving relocation of 16-inch water main shall occur prior to contractor receiving a foundation or building permit for building 23.
12. Indicate all inside and outside radii for turn movements through the development. Verify fire and solid waste handlers can obtain proper access without backing movements.
13. Provide a letter from Utilities Department assessing that there is adequate water and wastewater capacity to serve this site. Prepare demands for their evaluation of these consumption rates.
14. It appears that drainage systems are designed down the middle (along crown) of some streets while sanitary sewer is designed in middle for others. City Standards would require sanitary sewer in the highest point and along roadway crowns. The roadway crowns are to be centered in the roadway. Cross Sections B-B and D-D are more along the lines of what we would approve, on sheet PGD-3.

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15. Notes for matching of existing grades along S.W. 13 Avenue with other areas proposing a 1-inch overlay are not clear. Please explain why this street will not receive full reconstruction or overlay as the others have been designed?
16. Discuss the placement of sidewalk along the on street parking so that pedestrians can step up to a walkway and not traverse through landscape areas to reach the public walk.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: The Village of Sailboat Bend. **Case #:** 69-R-02

Date: 6-25-02

Comments:

- 1) Fire sprinkler system required at permit as per 903.8.2 FBC.
- 2) Flow test required.
- 3) Civil plan required showing private fire main and hydrants as per NFPA 24. Also show location of DDC's and FDC's.
- 4) If any boat docks are built then See 3806 SFBC.
- 5) Hydrant spacing shall comply with ISO requirements.
- 6) Clearly label fire lane and demonstrate the requirements of 3-5, FFPC.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: School Board of Broward County/
The Village of Sailboat Bend

Case #: 69-R-02

Date: June 25, 2002

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: School Board of Broward County/The
Village of Sailboat Bend

Case #: 69-R-02

Date: 6/25/02-

Comments:

1. There are a number of trees shown to be relocated (some of which are large and potentially valuable). Where are these trees to be relocated to? Note: for those trees considered to be "speciman" trees a separate permit and surety may be required.
2. According to the "Tree Summary" on sheet L-5 there are a number of "speciman" trees that are shown to be removed. As an informational comment, the sole method of issuing a permit to remove these types of trees is for the applicant to pay a "cash value" to the Tree Canopy Trust Fund. This is based on the cross sectional trunk diameter area of the tree; for Live Oaks this would be \$25.00 per square inch.
3. For those trees not "speciman trees", provide the calculations for the "equivalent replacement" above minimum site Code requirements for trees and palms removed.
4. Trees require a minimum 8' wide planting area. Certain trees are shown in areas less than the minimum
5. In the RML-25 zoning district 35% of the gross lot square footage to be in landscape. According to the "Site Computations" on sheet SP-1, the minimum requirement does not appear to be satisfied
6. Required peninsula tree islands must have a minimum 8' landscape area width. Certain islands have less than the required minimum area.
7. As an additional comment, (if this would be appropriate), Sec.47-21.9 states "Parking spaces which are lost because of saved trees...may be counted as spaces installed...up to 10% of the required parking count. Perhaps this would assist in preserving additional trees in their original locations, rather than relocating or removing. (All effort should be made to do this.) Additional comments may be made at meeting.

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Division: Parks & Recreation

Member: Kathleen Connor

Project Name: School Board of Broward County
The Village of Sailboat Bend

Case #: 69-R-02

Date: June 19, 2002

Comments:

The Parks and Recreation Department would like clarification on the Park and Open Space 2 acres as it appears split between two areas on the site plan. The Department would like to see the original deed as it believes there are restrictions as far as location of the original recreation site and that the 2 acres needs to remain intact for a children's play area.

There are also questions concerning ownership of park land, and maintenance and that it remain in the public inventory.

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Division: Planning

Member: Donald Morris
828-5265

Project Name: The Village at Sailboat Bend

Case #: 69-R-02

Date: June 25, 2002

Project Description:

The petitioners propose to construct a mixed-use development on a 14.34 acre parcel in the proposed Planned Unit Development (PUD) district. The proposal is to rezone from Community Facilities (CF) district to PUD district, which requires a Level IV Site Plan Review (P&Z and City Commission). This proposal was reviewed using criteria from adjacent similar zoning classifications. The RS-8 district requirements were used for that portion of the property designated as 10 units per acre (abutting the river). The RML-25 district was used for the balance of the property designated 25 units per acre.

Comments:

1. It is strongly recommended that these plans be presented to representatives of the Sailboat Bend Neighborhood Association.
2. Provide a text narrative that includes information on the following:
 - a. How this proposal meets Adequacy Requirements of Section 47-25.2.
 - b. How this proposal complies with the proposed PUD approval requirements stipulated in the Conditions (B) section, Submittal Requirements ((C) (1) (c)) section, and Criteria (D) section.
 - c. The hours of the various service and maintenance operations.
 - d. Solid waste disposal system.
3. Provide a table indicating the required and all proposed setbacks and building heights for the project. This table is to be indicated on the site plan as a part of the site data information area.
4. Provide color and materials information for all exterior surfaces on elevation plans.
5. All private drives and public access easements shall comply with engineering standards (47-20.5 (B)).
6. Provide parking calculations for the non-residential uses proposed on the site.

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7. There are 387 on-site parking spaces proposed for this development, where 521 spaces are required. Therefore, an additional 134 parking spaces are required.
8. The 90 proposed on-street parking spaces may only be used for a parking reduction request, and can not be used to satisfy off-street parking requirements.
9. The proposed vehicle overhangs shown for the perpendicular parking spaces in the interior parking lots, appear to encroach 2' into the 4' pedestrian walkway along the buildings. Discuss walkway width requirements with zoning representative.
10. The parallel parking spaces shown on the site plan do not appear to conform to the dimensional requirements specified in the ULDR. Discuss dimensional criteria with zoning representative.
11. The proposed development appears to exceed the trip threshold, which may trigger the need for a traffic study. Discuss traffic requirements with engineering representative.
12. The proposed building lengths for Buildings 9-10, 3-4, 7-12 and 1-6 all exceed the maximum length requirement of 200' permitted in the RML-25.
13. All of the proposed building heights exceed the maximum building height of 35' permitted in the RML-25 and RS-8 districts.
14. Building setbacks along the north property line are 18' and 20'; Setbacks along the west property line are 10'. The RML-25 district requires a 25' setback along both of these property lines.
15. The RS-8 district does not permit townhouse or multi-family style development. Only single-family detached dwellings are permitted.
16. Efforts should be made to save or relocate as many desirable trees as possible as stipulated in Section 47-21.12 (A) (3). Discuss requirements with landscape representative.
17. Landscaping shall conform to Section 47-21. Discuss landscape improvements and street tree spacing with landscaping representative.
18. Show adjacent structures and uses on the site plan.
19. Improvements in the public right-of-way shall adhere to engineering standards.
20. Additional comments may be forthcoming.

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Division: Police

Member: Detective Nate Jackson
Office 954-828-6422
Pager 954-877-7875

Project Name: School Board of Broward County/
The Village of Sailboat Bend

Case #: 69-R-02

Date: 06/25/02

Comments:

1. Will the access/exit from SW 14th Ave., SW 2nd Ct. and SW 4th St. be electronically or manual controlled? Include the passage (roadway) north of SW 4th St. that is not identified.
2. Recommend vertical bar fencing/ or concreted wall to control the perimeter and not the existing chain link fencing.
3. What type of control will be exercised at the river?
4. Recommend a barrier to between or behind buildings # 22-24 to prevent direct passage to the river.
5. Recommend that access to premises is controlled.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: The Village of Sailboat Bend

Case #: 69-R-02

Date: 6/25/02

Comments:

1. Provide a narrative outlining how the proposed mixed use development complies with the following sections: 47-18.21, 47-25.2, 47-25.3.
2. Parking data as calculated indicates a shortage of forty-four (44) parking spaces. 1). A mixed use developments parking shall be calculated by uses within the development site, for instance residential uses and non-residential uses, which creates a greater parking deficiency. 2). Parking data includes the parallel parking spaces located in the public right-of-way which is not permitted pursuant to section 47-20.2. 3). Tandem parking is prohibited pursuant to section 47-20.10. 4). Parallel parking spaces shall be a minimum of 8'8" x 24' pursuant to section 47-20.11. 5). Two (2) foot bumper overhangs encroach onto the brick-paver walk blocking the proposed pedestrian path.
3. Multiple family dwellings and townhouses are not a permitted use in the RS-8 zoning districts. Maximum building height permitted is thirty-five (35) in the RS-8 zoning district pursuant to section 47-5.11 and 47-5.31.
4. Setbacks requirements for RML-25 zoning districts are as follows: Front yard- 25', Side yard- 10', Rear-20' and Corner-25'. The maximum allowable height in the RML-25 zoning district is thirty-five (35) feet. The maximum building length in the RML-25 is two hundred (200) feet pursuant to section 47-5.35.
5. Photometric lighting plan indicate foot candle illuminations that exceed .5 foot candles at the adjacent residential property pursuant to the requirements of section 47-20.14 and 47-25.3.
6. Discuss the site circulation with the Engineering representative.
7. Provide building height from grade as defined in section 47-2.
8. Discuss design standards requirements with Planning representative.
9. Additional comments may be forthcoming at DRC meeting.